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THE HOUSING AUTHORITY
of the City of Daytona Beach
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Joyours "Pete" Gamble
Executive Director/CEO

Committee **Housing Committee on Housing and Community Opportunity**

Reference **Hearing on federal spending requirements in Housing and
Community Development, Wednesday, July 9, 2008
Room 2128, Rayburn House Office Building**

Project Name **Bethune Village and Halifax Park
2002 Hope VI Grant**

Agency **Housing Authority of the City of Daytona Beach**

Location **Daytona Beach, Florida**

Directors Background
Joyours "Pete" Gamble

During his initial college days he along with six other Blacks were the first to attend/integrate what was then Daytona Beach Junior College currently Daytona Beach Community College. After two years, he transferred to Bethune Cookman College. There he received his Bachelor degree.

Upon completion of college, Pete taught in the Brevard County Schools for two years before becoming an engineer with the General Electric Company in Daytona Beach, later Martin Marietta and finally Lockheed Martin Corporation. During his twenty-eight years as an engineer, systems analyst, and project manager, he received numerous awards. As an employee of General Electric, he continued his education. Pete attended Florida A&M University for work towards a Masters degree, plus universities as Massachusetts Institute of Technology, Princeton, and UCF for additional studies. His greatest skills have been developed through the General Electric Corporate Management Training Program.

At General Electric Pete was involved in the state of the art development of satellite communications, artificial intelligence, solar power technology, remote diagnostics, speech recognition, cell phone technology, military simulation technology (video gaming) and the latest military automated ship control technology. Pete's designs are currently on the finest fighting ships in the world, the Perry Class Guided Missile Frigates, Ticonderoga Cruisers and the Burke Class Guided Missile Destroyers including the USS Cole. Prior to leaving Lockheed he worked two winning programs that value exceeds \$200,000,000,000 (F22 and F35).

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In 1991 along with other GE employees the Company Advanced Information Systems Group (AISG) was founded in Daytona Beach. In 1996 USA Today rated the company as the fastest growing high technology company in the State of Florida. AISG has continued to receive numerous other awards and is currently located in Orlando, Florida. AISG has presence in countries around the world like England, Saudi Arabia, Germany, Mongolia and others.

After being a Commissioner for Daytona Beach Housing Authority for nine years, he was selected to guide the operation, as Executive Director in 1997. Over the last ten years Pete has attempted to expand the Authority's community presence.

Pete is community minded and affiliated with many organizations including Board of Counselors of Bethune Cookman University, Daytona Beach Community College Foundation Board, Boys and Girls Club Board of Directors, YMCA Corporate Board of Directors, Kiwanis of Central Daytona Beach, South East Regional and National Association of Housing Authorities Legislative Committee, Fannie Mae Advisory Board, formerly Vice President of Business Development Daytona Beach Chamber of Commerce, member of Kappa Alpha Psi Fraternity Inc., Sigma Pi Phi Fraternity, NAACP and his Church, New Life Ministries.

Before Grant

- 65 year old buildings – World War II era
- 399 housing units existed on two sites one block apart
- \$50,000,000 in Capital needs were required to bring the units up to current building codes at \$125,000 each unit
- All residents were concentrated into low income Public Housing in a small area within the city
- Lack of community services were available to residents, original apartments were a city within the city. Many people would not venture there. Pizza Man would not deliver to the sites.

After Grant

- 213 new structures – Energy Star goals which reduces the cost of living in the new units through lower utility consumption
- 2 new sites with community services, bus service, college nursing school set up across the street from one site, Wal-Mart being built a block from our Bethune Village/Pine Haven site, no problem getting agencies to visit the sites
- 4 Hope VI funded Home Ownerships completed one in process
- 13 Other families have Homes because of the Hope VI program, at no cost to the program through our Public Housing and Section 8 Homeownership programs
- Mixed income environment exist, currently no concentration of just low income public housing any more
- Community Center-New Neighborhood Network Center(NNC), fully operational on site 16th July 2008 – Job searches, computer training, game room with

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activities to keep kids off the street, Will preparation and job training on site exist today

Impact of scheduled date

- Redesign of an entire construction site to meet the schedule, very costly
- Deletion of desired site composition which formerly was single family type structures that could be easily sold in the future as homes should the tenant wish to buy the units
- No time or money due to the short time span is left for homeownerships
- Construction cost have been reduced now because of the current economy but, there is no money to make changes or additional improvements at this late date
- Can't build additional Public Housing units if we wished Fair Housing (FHCO) won't allow it – no one for one replacement
- From bricks to sticks, our construction technique changed from concrete blocks to wood frame due to approximately 35 percent cost increases.
- The eagle made us do it - approximately ¼ of the acreage on one site was taken out of the construction area for a preserve for the bald eagle. This is believed to have occurred because of the 4 hurricanes in 2004 and hurricane Katrina hitting the Gulf in 2005. These storms caused pricing to go through the roof when you could get quotes. Many contractors went to New Orleans because they could get better deals on the reconstruction after Katrina.
- We are rushing to complete expending funds to complete as much as possible before the deadline of September 2008, primarily the Endowment
- \$17,242,383 grant funds received
- \$14,750,317 grant funds spent
- \$2,492,066 grant funds left

Loss of funds impact

- Endowment Application is pending, two months before loss of funding. This endowment will allow us to continue providing assistance for job search, computer education, medical information and transportation (bus tokens, trips to doctor/clinics).
- Without the endowment funds community services assistance cannot continue

HUD/DBHA addressed problem

- Headquarters staff has been outstanding in assisting with our problems
- HUD Headquarters, Field Office have been at all times ready to assist with issues within their hands
- DBHA has always had an open line with all HUD Hope VI staff through direct contacts with them
- Seasoned Grant Managers are truly needed for a successful grant, there is no substitute for experience

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- DBHA has at times had to think outside of the box – look ahead to our replacement housing funds and Section 8 for future construction to replace units lost in the transition to Hope VI units

Recommendations

- Headquarters regulation need flexibility in decision making in extreme situation (abnormal conditions - eagle nesting on a site stopped construction, natural disasters – fires, hurricanes for grant extensions)
- Provide additional funding assistance to assist Hope VI projects after a natural disaster, cost always definitely rise. At this time if you find yourself in this situation, all you can do is look for another method to complete your project, usually reducing the numbers of structures built or building materials.
- Allow Support Services to continue long after bricks and mortar are completed, five years is just time to get started working on the problems that the people we serve have.
- Additional workshops for Hope VI awardees and applicants, using grantee's experiences or case studies